

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**October 2, 2003  
MEETING NO. 11-03**

**APPLICATION:** HDC2003-00266

**DATE FILED:** September 30, 2003

**APPLICANT/  
OWNER:** Andrew D. Sellman  
411 West Montgomery  
Avenue  
Rockville, MD 20850



**PROPERTY DESCRIPTION:** The subject property is a single-family residence on the north side of West Montgomery Avenue and is a contributing resource to the West Montgomery Avenue Historic District. The house is situated mid-block and faces south toward the intersection of West Montgomery Avenue and Thomas Street. It was built in 1924 and is in the R-90 (medium density residential) zone.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

HDC2003- 00240	Tree removal, gutter and downspouts
HDC2002-00225	Install aluminum “wrought iron style” fence
HDC2000-00185	Tree removal
HDC2000-00180	Tree removal
HDC00-0165	Installation of soffit vents and attic ventilation fan, approved 5/16/00
HDC99-0142	Tree removal, approved 3/16/99
HD-28-91	Tree removal, approved 11/20/91
HD-142-86	Dead tree removal, staff approval

**REQUEST:**

The applicant requests a Certificate of Approval to replace two original windows on the east façade, first story, with shorter Marvin wood true divided light 6/1 double hung windows to allow installation of base kitchen cabinets and utilities. The existing windows are one original first story window, and one second story-sized window that was likely moved when a second story egress was built. The original windows will be saved and reused.

**411 West Montgomery Avenue**



Windows to be  
removed and  
replaced.

## **STAFF COMMENTS/RECOMMENDATIONS:**

**City Staff recommends approval. Former owners converted this house to two apartment units and the original kitchen became a dining room and passage to the 1950s kitchen in the rear addition. The 1950 kitchen is not efficient and the owners want to restore the original floor plan. Consistent with pre air-conditioned houses, the 13X15 foot original kitchen has maximum ventilation openings. The existing two windows on the east wall are 12" from the floor, which precludes base cabinets and utilities. The replacement windows will be Marvin, true divided light double hung 6/1 windows, but sized and positioned to allow installation of base cabinets and utilities to make a workable kitchen. The applicant has selected a window that matches the original windows in material and design, and is planning to reuse the original windows.**

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The house at 411 West Montgomery Avenue is an example of early 20<sup>th</sup> century infill on lots in the late 19<sup>th</sup> century "West End Park" subdivision. It was built in 1924 for Lucy Conklin who was a member of the Charles England family that owned the adjacent Victorian house at 409 West Montgomery.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The house is a 2 ½ story frame structure on a concrete foundation. It has a hipped roof with asphalt shingles, wide eaves and a central hipped dormer on the front facade. The house has been clad with textured stucco. Its foursquare form is similar to that of other houses built in the 1920s. The house has a plain, unadorned façade, in contrast to its Victorian neighbors with covered porches. The original front (south) façade featured paired windows on each corner of both stories and in the dormer but has been altered to add a second story rental apartment. An uncovered porch with a concrete foundation and capped concrete piers connected to an iron balustrade stretches across the front façade. The east façade is visible from the public way, but is not a prominent view.

- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The house has a window hierarchy consisting of long 6/1 windows on the first story and shorter 6/1 windows on the second story. The windows have plain surrounds with a protruding drip cap and sill. The east façade is not a prominent one, the materials and design are consistent with the house, and the proposed improvement presents the least impact to the structure necessary to make a functional 2003 kitchen.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

**STAFF RECOMMENDATION:** Staff recommends approval for replacement of two windows on the east façade of 411 West Montgomery Avenue with Marvin 6/1 wood double hung windows with integral muntins (true divided lights) with the condition that the original windows are to be preserved and used for future replacement and repairs.

## ANDREW SELLMAN

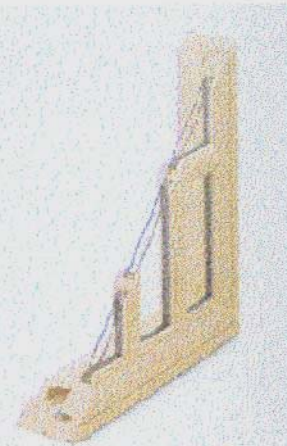
### SUBMITTAL: WINDOW SPECIFICATION

New wood CN 3030 Marvin ® single-pane window with colonial, true divided light grill pattern (to be similar width yet slightly shorter than existing)

## Divided Lite Options

### Authentic Divided Lite (ADL)

- Bar widths vary according to product and glazing
- Standard and custom patterns available
- Available on wood units only  
(Also on clad Magnum units.)



**Existing configuration of future kitchen**

